

EDGE SHELBA J LIVING TRUST/EDGE SHELBA JEAN TRUSTE
407 S 16TH ST
FERNANDINA BEACH, FL 32034

00-00-31-150F-0006-0080



BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION			
Exterior Wall	15	CONC BLOCK 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 70			
Interior Floor	08	SHT VINYL 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	03	MASONRY 100			
Stories Units	1.	1. 100 0 100			
BUD8 Adjustme	02	DIST FB 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC	1011.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,696	100	1993	1,696	145,008
FOP	15	30	1993	4	342
UOP	216	20	1993	43	3,677
UST	64	45	1993	29	2,480
TOTALS	1,991			1,772	151,506

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,772	100.0000	100.00	177,200	1956	1995		0	0	14.50	85.50

1 SINGLE FAM - 100% - 0 Heated Area: 1696 HX Base Yr

Diagram showing building footprint and area calculations:

Basement (BAS) 1993: 145,008 SF

First Floor (FOP) 1993: 342 SF

Upper Floor (UOP) 1993: 3,677 SF

Unfinished Space (UST) 1993: 2,480 SF

Total Area: 1696 SF

NASSAU COUNTY PROPERTY

PAGE 1 of 1

2

VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		151,506	
TOTAL MARKET OB/XF VALUE		562	
TOTAL LAND VALUE - MARKET		189,200	
TOTAL MARKET VALUE		341,268	
SOH/AGL Deduction		254,697	
ASSESSED VALUE		86,571	
TOTAL EXEMPTION VALUE		HX HB WX SX	86,571
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		341,268	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		334,534	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1820/1488	10/23/2012	WD	U	I	30	100

GRANTOR: EDGE SHELBA JEAN

GRANTEE: EDGE SHELBA JEAN TR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 UST=[YR=1993] N8 W8 UOP=[YR=1993] W27 S8 E27N8\$ S8E8\$ W35 S37 E10 FOP=[YR=1993] E5 N3 W5S3 \$ N3 E39 N34\$.

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0006	R-1	86.00	153.00	86.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	189,200							

EXTRA FEATURES

407 S 16TH ST, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

03/18/2024 MLU

TOTAL OB/XF

562

REVIEW DATE

05/12/2019

BY

KBA

Total Acres: 0.00

Total Land Value: 189,200

Market: 0

Agricultural: 0

Common: 189,200

PRINTED 07/30/2025 BY SYS